

PLANNING and ZONING COMMISSION MEETING

Town Hall, 10 North High Street, Canal Winchester, Ohio
November 10, 2008 - 7:00 p.m.

Call to Order Time In: _____

Declaring A Quorum (Roll Call)

Bill Christensen

Jeff Graber

Jim Knowlton

Dan Konold

Jennifer Solomon

Mike Vasko

James Wynkoop

Excuse members _____ Motion By: _____ 2nd By: _____ Vote: _____

Approval of Minutes

August 7, 2008 (Council) joint meeting minutes – Motion By: _____ 2nd By: _____ Vote: _____

August 25, 2008 (Landmarks) joint meeting minute – Motion By: _____ 2nd By: _____ Vote: _____

October 13, 2008 meeting minutes – Motion By: _____ 2nd By: _____ Vote: _____

Public Comment

Discussion of issues unrelated to agenda items. Time limit of four minutes per speaker.

Administer of Public Oath

Item 1. Public Hearing

Application: #CU-08-03

Property Owner: Edith Van Fossen represented by Barbie Weidner

Property Location: 43-45 North High Street / 3 East Mound Street

Request: Conditional use to allow for the property to be used residentially. The property is located in the Old Town Overlay District, which allows “other compatible uses not expressly prohibited by Section 1175.01 (f)” as a conditional use.

Motion to Close Public Hearing By: _____ 2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____ Vote: _____

Condition(s): _____

Item 2. Public Hearing

Application: #VA-08-07

Property Owner: Canal Pointe LLC

Applicant: Doug Emert of Ricop, representing Manifold & Phalor

Property Location: Busey Road, west of Loveland Excavating, PID #042-0376200

Request: Variance to Section 1175.02 (d) (1) A to increase the maximum industrial development density from 12,000 sq. ft. to 18,000 sq. ft. per acre, and to Section 1185.03 to reduce the minimum off-street parking requirement from 229 to 103 spaces.

Motion to Close Public Hearing By: _____ 2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____ Vote: _____

Condition(s): _____

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Item 3. Site Development Plan

Tabled on October 13, 2008

Application: #SDP-08-06
Property Owner: Canal Pointe LLC
Applicant: Doug Emert of Ricop, representing Manifold & Phalor
Property Location: Busey Road, west of Loveland Excavating, PID #042-0376200
Request: Approval for a 27,000 sq. ft. industrial factory for machining steel parts and 1,800 sq. ft. office

Motion By: _____ 2nd By: _____ Vote: _____

Condition(s): _____

Item 4. Site Development Plan

Application: SDP-08-07
Property Owner: Rockford Homes
Applicant: Catherine Cunningham, attorney representing Rockford Homes
Property Location: South side of Groveport Road east of Thrush Drive
Request: Amend previously approved PUD development plan approved on December 12, 2005 (#FSP-05-14) from condominiums to apartments, later use originally approved on February 10, 2003 (#FSP-03-03).

Motion By: _____ 2nd By: _____ Vote: _____

Condition(s): _____

Old Business

1. Recommendation to Council on adopting the Commercial Design Standards

New Business

1. Canal Banking Center; electronic display sign
2. Mike Davis lot split involving Canal Cove Subdivision

Planning & Zoning Administrator's Report

Adjournment Motion By: _____ 2nd By: _____ Vote: _____
Time Out: _____